

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 28 Graham Street, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,590,000 & \$1,740,000

Median sale price

Median price \$1,290,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Anderson St PASCOE VALE SOUTH 3044	\$1,730,000	21/02/2026
2	2 Moascar St PASCOE VALE SOUTH 3044	\$1,590,000	12/12/2025
3	35 Balmoral Av PASCOE VALE SOUTH 3044	\$1,650,000	30/10/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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Indicative Selling Price

\$1,590,000 - \$1,740,000

Median House Price

December quarter 2025: \$1,290,000



4 2 2

Property Type: House

Land Size: 538 sqm approx

Agent Comments

Comparable Properties



2 Anderson St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 2 3

Price: \$1,730,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



2 Moascar St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 3 2

Price: \$1,590,000

Method: Private Sale

Date: 12/12/2025

Property Type: House

Similar property in the same area, which also has an additional bathroom.



35 Balmoral Av PASCOE VALE SOUTH 3044 (VG)

Agent Comments

4 - -

Price: \$1,650,000

Method: Sale

Date: 30/10/2025

Property Type: House (Res)

Land Size: 544 sqm approx

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575